

COMMUNITY AFFAIRS

DIVISION OF CODES AND STANDARDS

Uniform Construction Code

Fire Protection Subcode

Adopted Amendments: N.J.A.C. 5:23-3.14 and 17

Authorized by: Susan Bass Levin, Commissioner, Department of Community Affairs

Authority: N.J.S.A. 52:27D-124

Proposed: March 3, 2003 at 35 N.J.R. 1177(a).

Adopted: , by Susan Bass Levin, Commissioner, Department of Community Affairs

Filed: as R.2003 d. , **with substantial and technical changes** not
requiring additional public comment.

Authority: N.J.S.A. 52:27D-124.

Effective Date:

Expiration Date:

SUSAN BASS LEVIN, Commissioner

Summary of Public Comments Received and Agency Responses:

A comment was received from John J. Drucker, Jr., Fire Protection Subcode Official for the Borough of Little Silver and the Borough of Red Bank.
COMMENT: The commenter pointed out that the International Building Code/2000 does not require a smoke detector verification zone in Groups I (Institutional), R-1 (transient lodging), and R-2 (multifamily residences). The commenter also stated that there is no such requirement in the International Building Code/2000 for mechanical, electrical, transformer, or telephone equipment rooms, elevator machine rooms, elevator

lobbies or atriums. The Building Officials and Code Administrators (BOCA) National Building Code/1996, which was the building subcode, requires a smoke detector alarm verification zone in those groups and occupancies. The commenter requested that the Department retain the BOCA National Building Code/1996 provisions to help eliminate nuisance alarm activations.

RESPONSE: The commenter is correct that smoke detector alarm verification was required by the BOCA National Building Code/1996 for Use Groups R-1 and I. This rule has been amended, upon adoption, to retain the BOCA language for those use groups. However, the BOCA National Building Code/1996 does not require a smoke alarm verification system for use Group R-2; mechanical, electrical, transformer, or telephone equipment rooms; elevator machine rooms; elevator lobbies; or atriums. Therefore, no change has been made to those sections, which are adopted as proposed, without change. In addition, a cross reference has been added to the building subcode, N.J.A.C. 5:23-3.14, to make code users aware of this change contained in the fire protection subcode (N.J.A.C. 5:23-3.17).

Federal Standards Statement

No Federal Standards analysis is required because these amendments are not adopted in order to implement, comply with, or participate in any program established under federal law or under a State law that incorporates or refers to a Federal law, standards, or requirements.

Full text of the adoption follows (additions are indicated in bold face with asterisks ***thus***; deletions are indicated in brackets *[thus]*):

5:23-3.14 Building subcode

(a) (No change.)

(b) The following chapters of the building subcode are modified as follows:

1. through 8. (No change.)

9. Chapter 9, Fire Protection Systems, shall be amended as follows:

i. through x. (No change.)

xi. ***Sections 907.2.6 and 907.2.8 are amended as indicated**

at N.J.A.C. 5:23-3.17(a)1.i.(5).

Recodify xi. - xiii. as xii. - xiv. (No change in text.)

10. through 25. (No change.)

5:23-3.17 Fire protection subcode

(a) Rules concerning the subcode adopted *[area]****are*** as follows:

1. Pursuant to the authority of P.L. 1975, c.217 as modified by P.L. 1996, c.53, the Commissioner hereby adopts the following portions of the building, electrical, mechanical and fuel gas subcodes, to the extent delineated in N.J.A.C. 5:23-3.4, as the fire protection subcode for New Jersey.

i. International Building Code/2000 of the International Code Council Inc. (N.J.A.C. 5:23-3.14):

(1) - (4) (No change.)

(5) Chapter 9--Fire Protection Systems and N.J.A.C. 5:23-3.5(d) entitled "Posted Hydraulic System Data Plant";

***(A) Section 907.2.6 shall be amended as follows:**
Add the following text to the end of this section: "Alarms activated by smoke

detectors required by this section shall be activated by either two cross-zoned smoke detectors with a single protected area or a single smoke detector monitored by an alarm verification zone or an approved equivalent method."

(B) Section 907.2.8 shall be amended as follows:

Add the following text to the end of this section: "Alarms activated by smoke detectors required by this section shall be activated by either two cross-zoned smoke detectors with a single protected area or a single smoke detector monitored by an alarm verification zone or an approved equivalent method."*

(6) - (10) (No change.)

ii. - iv. (No change.)

2. (No change.)

(b) (No change.)